

Rezoning Narrative

Mark Taylor – Southwest corner of 91st Street and San Victor Drive

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I. Introduction.

The purpose of this request is to rezone +/- 6.5 gross acres located at the southwest corner of 91st Street and San Victor (the "Property") from C-3 PCD Highway Commercial District to R-5 PCD Multi-Family Residential District and C-O PCD Commercial Office.

The Property is part of the McCormick Ranch Planned Community District ("PCD") (Case 57-Z-74) and is generally located south of the southeast corner of the intersection of State Route 101 and Shea Boulevard. The Property is located in a relatively densely developed section bounded generally on the west by State Route 101, the north by Shea Boulevard, the east by 96th Street and the south by the Doubletree Ranch Road alignment. The Salt River Pima Maricopa Indian Reservation borders this general section to the south.

The section is primarily developed with a broad mix of commercial, employment, institutional and residential uses. Most notably, Scottsdale Healthcare occupies a large campus with associated medical office buildings north of the Property. A large commercial retail power center is located west of the Property with a mix of office and commercial retail uses to the south. To the immediate north is a residential independent living center and to the west of the Property lies a large multi-family condominium community with over 1,200 units. Additionally, the City of Scottsdale's Corporation Yard is located south of the Property and PCS corporate headquarters is located just northeast of the Property. This broad range of land uses contributes to the appropriateness of the proposed development by providing housing opportunities to promote functional mixed-use, live work environment.

The section is traversed by a significant green belt that extends from Shea Boulevard all the way to an underpass at State Route 101 and beyond. This greenbelt is a significant open space amenity commonly found in master planned residential communities. Intermixed with the commercial office, institutional and employment uses is a mix of multi-family residential development. There is no single-family residential development within this section.

Given the broad mix of employment, residential, support services and recreational amenities in the area, residential development provides a compatible and sustainable land use supporting these existing land uses.

In terms of compatibility and consistency with existing land uses, multi-family as proposed by this application, appears very appropriate given the character of the area and the existing land uses at their present densities and intensities.

II. Zoning and Planned Community District Amendment.

As previously mentioned, the Property is located within the McCormick Ranch PCD. This request is to rezone the Property from C-3 PCD to R-5 PCD and C-O PCD to facilitate the development of approximately 96 townhomes, of which 6 will have a live/work component with dedicated commercial office space on the ground floor and another 8 units will have the option of a residential or commercial use on the ground floor.

The Property is approximately 5.95 net acres (6.51 gross) with a 5.3 acre net buildable area. In the R-5 zoning district, twenty-two percent (22%) of the net lot area is to be maintained as open space when densities are up to 19 dwelling units per acre. In this case, 57,040 square feet of open space would be required where the applicant is providing 93,281 square feet or thirty-nine percent (39%) of net lot area as open space, seventeen percent (17%) more than required by code. Additionally, fifty percent (50%) of the required open space must be maintained in the front yard, in this case 28,520 square feet would be required where 30,408 square feet is provided. Net lot coverage is proposed at thirty percent (30%) with net density proposed at 14.75 dwelling units per gross acre, which is considerably less than the 23.0 dwelling units per gross acre allowed.

The table below shows a comparative analysis of what could be built with the current C-3 PCD zoning and the proposed R-5 PCD project and the maximum allowed in R-5. The C-O development standards will not apply and therefore are not included.

Building Type Comparison

	C-3	R-5 Max	R-5 Proposed
Product	Office	Condominiums	Townhouses
Building Type	Monolithic/Large	Monolithic/Large	Grouped/Small
Height	55' with mechanical	36'	36'
Density	.80 FAR	23 un/ac	14.75 un/ac
Open Space Req.	10-16%	22%	32%
Daily Traffic	2,709	873	586
Number of Units	205,603 s.f.	150	96
Setbacks Front	0'	20'	15'
Rear	0'	0'	10'
Side	0'	0'	15'-55'

The PCD requires that development be in substantial harmony with the General Plan in that it is coordinated with the existing and planned developments of the surrounding area. Further, streets and thoroughfares proposed are suitable and adequate to serve the proposed uses. Finally, it requires that the proposed residential development constitute an environment of sustainability and that it be in harmony with the character of the surrounding area and that adequate public facilities such as schools and playgrounds are provided.

The PCD in which the Property is located is part of the larger McCormick Ranch PCD which always contemplated this site as being multi-family and/or commercial office as indicated by the land use map attached in Case 57-Z-74. Clearly, at the time of the approval of the original McCormick Ranch PCD, this land use was anticipated and accordingly, public facilities and amenities were anticipated to support the proposed development. This area of McCormick Ranch is a vibrant and eclectic combination of commercial, retail, office and residential, which creates a true mixed use character on a more macro scale. The proposed quasi mixed-use residential/office development with its active streetscape, which embraces the surrounding neighborhood, is a development proposal that is in harmony with the area. Approval of the requested amended development standards and the amendment to the PCD clearly are consistent in keeping with the ordinance related PCDs.

III. Planned Community District

The Property is located within the McCormick Ranch Planned Community District ("PCD"). The PCD is designed and intended to enable and encourage the development of lands, which by reason of existing or planned land uses, are appropriate for development under this Section so as to achieve land development patterns, which will maintain and enhance the physical, social and economic values of an area. As an in-fill, live/work development with an engaging street presence, an amendment to the existing PCD exclusively for the Property is justifiable given the intent of Section 5.2101.

Further, the PCD provides for a combination of land uses including a variety of residential, commercial, industrial, public and semi-public types to be arranged in accordance with modern land planning principals and techniques. Accordingly, this PCD amendment will provide, in addition to amended development standards, the inclusion of those land uses identified in Section 5.2200, Commercial Office District ("C-O") shall be permitted. Attached hereto in a legislative format are those uses permitted subject to the adoption of the rezoning of the Property and amendment of the PCD.

Additionally, in order to facilitate a more innovative site plan, Section 5.1004, Property Development Standards, are proposed to be amended as follows.

1. Section 5.1004.B.1b – a private outdoor living space shall be provided to join each dwelling equal to a minimum of ten percent (10%) of the gross size of the dwelling unit except that dwelling units of the first story shall provide such space equal to a minimum of five percent (5%) of the gross size of that dwelling unit.

This Development Standard would be amended via the PCD to reduce the minimum private outdoor living space from ten percent (10%) on the first floor to five percent (5%) and from five percent (5%) above the first floor to zero percent (0%).

This reduction is more than compensated for by the semi-private outdoor space created by the unique streetscape/assembly area created along San Victor and internal courtyards and gathering spaces throughout the community. The community plan as designed has 30% more open space than required. This open space has been used in meaningful ways to encourage neighborhood interaction more so than private dedicated outdoor space. Additionally,

prospective resident feedback has determined that people are looking for a maintenance free, lock and leave lifestyle that is contradicted with private outdoor spaces that residents will have to individually care for.

2. To amend the required front building setback from twenty feet (20'), to fifteen feet (15').

This 5' setback reduction applies along San Victor Drive, as the live/work residences with offices need street visibility and an intimate relationship to create the pedestrian streetscape. The buildings and front living areas are screened with individual courtyard walls designed to bring pedestrians into businesses or to indicate a private residence without a commercial purpose.

IV. Conclusion

The rezoning proposed herein appears to be appropriate given the existing land uses and, based on the original Community Core Development Plan (attached), multi-family development has always been contemplated in the general vicinity of the Property. Additionally, the likelihood of the Property being developed under its current zoning category appears somewhat unlikely given the predominant street frontage on San Victor Drive which is a local street and not necessarily conducive to commercial retail uses.

Additionally, the likelihood of the Property being developed for commercial office use appears also somewhat unlikely particularly given the relatively small area of the Property and, in light of the substantial amount of commercial office contemplated on the Salt River Pima Maricopa Indian Reservation and the greater Scottsdale Airpark area from Raintree Drive to Scottsdale Road along the 101 freeway. Furthermore, over the last 30 years three separate development requests have been made for this parcel, yet, despite the City's approval, none of the development proposals have ever come to fruition.

Finally, below is a comparative analysis demonstrating that the proposed development is lower in density than the predominant residential housing product in the immediate vicinity. Also, building heights are consistent and compatible with those existing in the area. Of special note, if the Property were developed as currently entitled, building heights could be up to 55' with mechanical screening

	Tuscany Villas	Villages I	Villages II	MT Townhomes
Zoning	R-5	R-5	R-5	R-5
Product	Assisted Living Condominiums	Condominium Stacked flats	Condominium Stacked flats	Townhouses
Height	37'	25'	32'	36'
Density	21.39 un/ac	15.92 un/ac	15.92 un/ac	14.75 un/ac

A benefit to the surrounding community of the proposed development is the decreased amount of trip generation and traffic generated by the project. Average daily traffic trips ("ADT's") are reduced seventy-eight percent (78%) from a medical office use and seventy-five (75%) from a commercial retail use, both of which are permitted by right under the existing C-3 PCD zoning for the property. Finally, given the site design layout of this live/work community, density is well below the maximum permitted in the R-5 district resulting in a thirty-two (32%) percent reduction in ADT's from the maximum permitted density in R-5 and the proposed development.

Traffic Comparison

	Retail	Hotel	Medical Office	R-5 Max	MT Townhomes
Product	Retail Center	Short Stay Hotel	Office	Residential Condos	Townhouses
Size	55,000	283 Rooms	75,000	150	96
Daily Traffic Trips	2,362	2,312	2,709	873	586
% reduction from Office	12.81%	14.65%	0.00%	67.77%	78.37%
AM Peak Total	57	158	186	66	44
PM Peak Total	206	167	279	77	52

Over the last thirty years, it would appear that the market has determined that the site is not necessarily viable for a commercial use. The prospects for commercial appear even more remote due to the vast quantity of commercial space developing along the 101 freeway for the next 10 years. A rezoning to R-5 PCD and C-O PCD for multi-family with a live/work component seems to be the highest and best use of the Property at the current time. This is a use that is in harmony with the mixed use character of the surrounding neighborhood and creates the least amount of impact. This project will strengthen the area's retail business and create housing alternatives in close proximity to local employers.



ARCHITECTURAL
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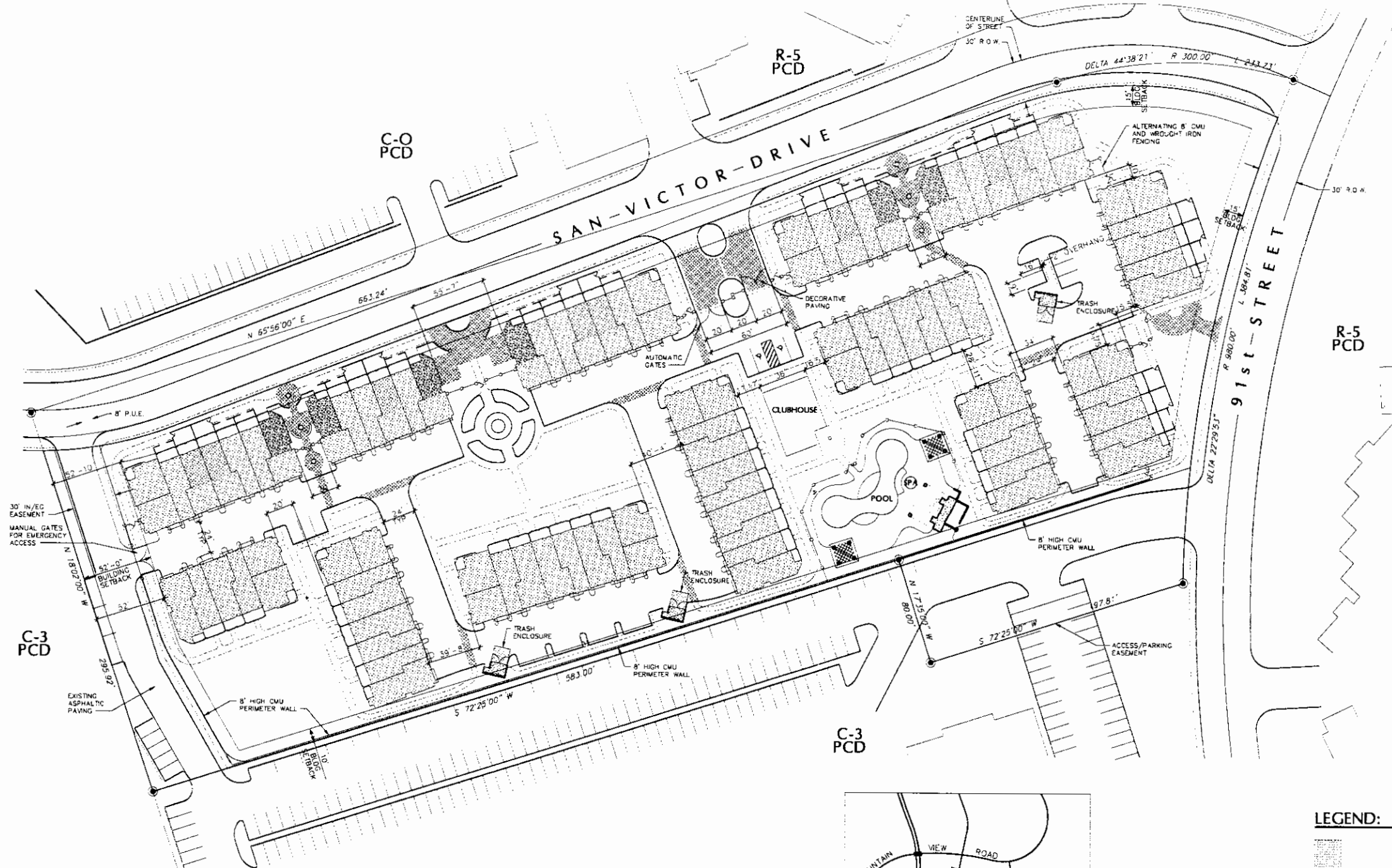
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REZONING SUBMITTAL

Mark Taylor Development
San Victor & 91st St.
San Victor & 91st Street
Scottsdale, Arizona

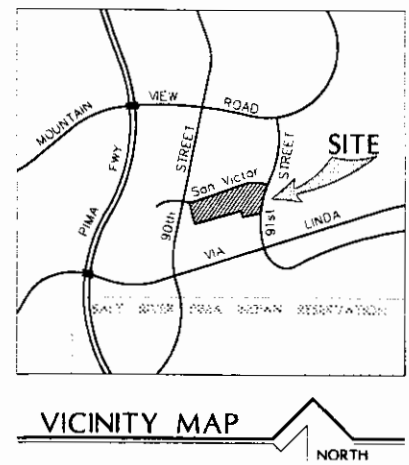
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DRB#



PROJECT DATA:

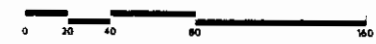
PROJECT ADDRESS:	SW Corner of 91st St. & San Victor Dr. SCOTTSDALE, ARIZONA	SETBACKS:	FRONT: 20'	MIN. REQ'D: 20'	PROVIDED: 15'
Tax Parcel No.s:	217-36-95	SIDE:	0' or 10' MIN.	0' or 10' MIN.	55' (PL)
ZONING:	EXISTING: C-3 PCD PROPOSED: R-5 PCD / C-3 PCD	REAR:	0' or 10' MIN.	0' or 10' MIN.	10'
USE:	MULTI-FAMILY / TOWNHOMES (96 D.U.)	BUILDING HEIGHT:	MAX. ALLOWABLE: 35'		
SITE AREA (GROSS):	(283,368 s.f.) 6.51 Acres	(3-STORY):	MAX. PROPOSED: 36'		
(NET):	(259,272 s.f.) 5.95 Acres	OPEN SPACE:			
DENSITY: ALLOWABLE (R-5):	19 D.U./AC per provided open space	TOTAL REQUIRED* (< 17 DU/AC) = 22% NET LOT =	57,040 S.F.		
PROPOSED:	14.75 D.U. per GROSS ACRE	PROPOSED*:	36% NET LOT = 93,281 S.F.		
PARKING:	REQUIRED 2 PER DWELLING UNIT	FRONTAGE REQ'D (50% OF REQ'D O.S.):	28,520 S.F.		
		PROPOSED:	30,408 S.F.		
		PARKING LOT LANDSCAPE REQ'D:	644 S.F.		
		PROPOSED:	7,849 S.F.		
		* TOTAL OPEN SPACE INCLUDES FRONTAGE, BUT EXCLUDES			
		PARKING LOT LANDSCAPE			
		LOT COVERAGE (NET LOT):	77,952 S.F. = 30%		
		SPACES/UNIT:	2.25		
		ATTACHED GARAGE:	192		
		UNCOVERED:	24		
		TOTAL PROVIDED:	216		



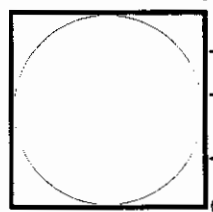
LEGEND:

[Symbol]	DEDICATED OFFICE/HOME
[Symbol]	FLEX OFFICE/HOME

PRELIMINARY SITE PLAN
SAN VICTOR
SWC SAN VICTOR DR. & 91st ST.
SCOTTSDALE, ARIZONA



3-ZN-2006
9-15-06



Date: Feb 9, 2006
Scale: As Shown
Drawn: CFadness
Checked: BSinger
Print Check No.

SP1